Greater Manchester Archaeological Advisory Service
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Date: 30th August 2023

Dear Jennifer

RE: Christie NHS Foundation Trust, Wilmslow Road: Archaeology

Many thanks for consulting with the Greater Manchester Archaeological Advisory Service (GMAAS) at an early stage in the application process for the proposed demolition and redevelopment of the Block 19 and 20 buildings at the Holt Entrance to the Christie NHS Foundation Trust on Wilmslow Road. Having consulted all our records, including the Greater Manchester Historic Environment Record, I am pleased to confirm that there are no sites of archaeological interest within the boundary of the proposed development area. None of the buildings occupying The Christie complex constitute either designated or non-designated heritage assets, and whilst the site lies immediately to the south of Withington Conservation Area and a group of Grade II listed buildings, it seems unlikely that the proposed development will impart any harm to the setting of these designated heritage assets.

The proposed development area lies within the ancient manor of Withington, which remained a rural hamlet with virtually no industrial or commercial activity until the middle of the 19th century. The first urban form of development in Withington probably coincided with the construction of Queen Street and Albert Street, off Wilmslow Road, in 1859, whilst communications were improved greatly with the opening of Palatine Road in 1862. Withington expanded rapidly thereafter, with the opening of the Midland Railway in 1880 acting as a further catalyst to development. New housing estates infilled most of the rural land during the early 20th century and the foundation stone for what became The Christie was laid in July 1931.

In view of the previous development of the site, and especially the significant earth-moving works that will have been required to construct the existing two- and three-storey building, GMAAS is entirely satisfied that the proposed redevelopment of the site will not have any impact on below-ground archaeological remains and is pleased to advise that that no further consideration of archaeological matters to support a planning application is merited; GMAAS does not expect an archaeological desk-based assessment to be prepared in this instance.

Yours sincerely

Ian Miller
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